



# LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Teri Rennia, City Council President  
Angela Holmes, City Clerk

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## MINUTES SPECIAL WORK SESSION City Council Work Room, 38 Hawley Street, Binghamton Wednesday June 4, 2014

**Called to Order.** Called to order by Councilwoman Webb at 5:06pm.

**Council Members Present:** Jerry Motsavage, Joseph Mihalko, Teri Rennia, Lea Webb, Chris Papastrat, John Matzo

**Council Members Absent:** Bill Berg

**Also Present:** Thomas Costello, Supervisor of Building Construction, Zoning and Code Enforcement; Richard David, Mayor; Kenneth J. Frank, Corporation Counsel; Angela Holmes, City Clerk; Jared Kraham, Executive Assistant to the Mayor; Robert Murphy, Director of Economic Development; Jennie Skeadas-Sherry, Director of Planning, Housing and Community Development; Jeff Smith, Commission on Architecture and Urban Design; Jennifer Taylor, Grants Administrator

### ITEMS CONSIDERED

**Main/Court Street Corridor Zoning.** Councilwoman Webb noted for the record that the proposal entitled "Main/Court Street Form-Based Code" would be renamed as "Main/Court Street Corridor Zoning". In addition, Councilwoman Webb noted that the meeting would proceed with a review of each section of the proposed document.

**Timeline and Consultant Expectations.** October is end of discussion with consultants. They need to know what we want to change, substantive or minor. JT noticed ZBA, PC, CAUD and Broome county need to provide changes to the proposal. HUD expects deliverable by end of December.

### **Section 2, General Comments.**

- Regarding the district maps on pages 3-4, what was the reason for the proposed depth of the boundaries? What would the ramifications be if the proposed boundaries were extended to two lots in depth?

### **Section 2, "Main Street District".**

- Regarding building height in the Main Street district, what was the reason for limiting the proposed building height to four stories? Why would we need to limit this?
- There is a typographical error within the graphic on page 13. Items "E" and "F" need to be reversed.
- The travel ways noted within the proposal do not match what currently exists. Did the consultants conduct a traffic analysis? Can the City enact the roadway proposals based upon the current dimensions of our roads? Do we need to address curb cuts? Would the NYS Department of Transportation need to approve any modifications to our roadways?
- Regarding the building height dimensions listed on page 15, are the proposed figures the absolute maximum building height, or are the consultants proposing an "either/or" regulation? What would the ramifications be if the City decided to base maximum height upon stories, not footage? Apply the same standard to all districts.

### **Section 2, "Downtown Transition District".**

- See previous note on building height dimensions.



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- The City requests a more detailed map of the district areas and boundaries, including street names. Incorporate language describing the geographic boundaries of each district within the legislation adopting the Main/Court Street Corridor Zoning, instead of solely relying upon a map.

### **Section 2, “Industrial Mixed Use”.**

- See previous note on building height dimensions.
- Were flood-proofing requirements taken into consideration when establishing building height dimensions?

**Future Actions.** City Council’s Planning and Community Development Committee, chaired by Councilwoman Lea Webb, will meet on Monday June 16, 2014 from 5:00pm to 6:00pm to continue reviewing the Main/Court Street Corridor Zoning proposal. This meeting will take place immediately prior to the regularly scheduled Work Session.

**Adjournment.** Motion to adjourn at 6:14pm.

Moved by Rennia, seconded by Papastrat.

**Voice vote, none opposed.**